

CITY OF CARLSBAD

COUNCIL POLICY STATEMENT

Policy No. 32 (page 1 of 2)

Date Issued 9-28-82

Effective Date 9-28-82

Cancellation Date

Supersedes No.

General Subject: PUBLIC FACILITIES

Specific Subject: PUBLIC FACILITIES MANAGEMENT
SYSTEM (PFMS)

Copies to: City Council, City Manager, City Attorney, Department and
Division Heads, Employee Bulletin Boards, Press, File

PURPOSE:

1. To establish a management system (PFMS) that monitors the demand for public facilities that results from new development.
2. To establish seven public facilities - water, sewer, parks, library, circulation and administrative facilities as those to be monitored by PFMS.
3. To establish demand standards as the minimum acceptable service levels to be utilized by PFMS.

BACKGROUND:

The City Council, for a number of years, has been concerned about the impact of new development on the city's ability to provide public facilities and services. City Council has taken several steps to ensure the availability of public facilities concurrent with need as mandated by the city's Public Facilities Element of the General Plan. Council established Policy No. 17 and the concept of the Public Facilities Fee to provide a partial funding source for facilities demanded by new development. In concept, the method of calculating the Public Facilities Fee (PFF) percentage requires an estimated building permit valuation for all new development that will be constructed between and and buildout. The total cost of unfunded facilities needed by that new development is divided by the estimated permit valuation resulting in the PFF percentage. Council also established the Comprehensive Planning Program which included Growth Management. The city hired the private consulting firm of Sedway/Cooke to prepare an Interim Growth Management Report.

The Interim Growth Management Report recommended that that city continue collecting the Public Facilities Fee and also establish a system to monitor the demand for public facilities. City Council directed staff to explore ways to implement the recommendations contained in the Interim Growth Management Report. To that end, staff prepared the July 27, 1982 report that recommends the establishment of the Public Facilities Management System (PFMS).

STATEMENT OF POLICY:

It is the policy of the City Council to establish the Public Facilities Management System (PFMS).

The PFMS will provide an informational link to decision makers,

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which will coordinate the Capital Improvement Program (CIP), Goals and Objectives and Operating Budget. The PFMS will monitor the impact of new development on public facilities. Periodic PFMS monitoring reports will provide early warning regarding public facility needs prior to the CIP preparation. The PFMS monitoring will also aid the City Council when they review and adopt the city's goals and objectives each year. Expansion and upgrading of facilities that are identified in the PFMS monitoring report as becoming inadequate can be made a priority Council goal and objective.

Information from the PFMS will also aid in coordinating the operating budget with the CIP. The same PFMS information that will give decision makers an early warning on public facilities needs can also be used in assuring the availability of maintenance and operation monies from the operating budget for those public facilities.

It is also the policy of the City Council to establish the specific public facilities as well as the minimum service levels which will be monitored by the PFMS. The following is the list of public facilities and their minimum service levels that will be monitored by PFMS:

1. Water - Demand fully uses the design capacity.
2. Sewer - Average daily flow equals design capacity.
3. Parks - At least two acres of developed community parks, 2.5 acres of Special Resource Areas, and 0.5 acres of Special Use Facilities.
4. Library - At least 0.6 square feet per capita.
5. Fire Protection - When 1,500 additional units are within five-minute response time of a future fire station that station should be built.
6. Circulation - Traffic volume should be less than 90% of road capacity.
7. Administrative-Facilities - Facility space should be at least that for the target populations listed below:

Space Requirement in Sq. Ft.Target Populations

64,540

35,000

101,000

60,000

115,000

100,000

The details of PFMS are outlined in the July 27, 1982 staff report to the City Council titled: Public Facilities Management System.